

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – July 28, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:07 a.m., recessed at 10:32 a.m., reconvened at 10:55 a.m., recessed at 12:06 p.m., reconvened at 12:35 p.m., and adjourned at 1:45 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

Commissioners Absent: None

Advisors Present: Goralka (DPW); Taylor (OCC)

Staff Present: Pryor, Barling, Carmichael, Gaines, Gonzales, Hofreiter, Holler, LaMontagne, Lardy, Muto, Rowan, Swaby, Switzer, Tjiong, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

D. Formation of Consent Calendar: Item 2 (P03-087W¹ and DA 06-001)

General Plan 2020, Agenda Item 1:

1. General Plan 2020, County-Wide

Proposed General Plan revisions to the Circulation Element. Today's hearing will allow Staff to receive direction from the Planning Commission on the Circulation Element road network needed to support future land-use development in unincorporated areas of San Diego County. The Planning Commission will also consider minor revisions to the June 2005 Draft Land Use Map, proposed changes to the Circulation Element Framework, and a preferred level of service standard for Circulation Element roads.

Staff Presentation: Holler, Rowan, Citrano, Gaines, Hofreiter

Discussion:

Public testimony centers around the congestion on Interstate 15 and impacts resulting from future development; the need to designate SR 76 a Scenic Highway; prioritizing connectivity and road improvements; the lack of provisions in the Circulation Element for cyclists; opposition to the proposed improvements on Los Posas Road and on Deer Springs Road; improvements to Proctor Valley Road (this will be referred to Department of Public Works representatives); the need for improvements on Dentro de Lomas Road, which is not a Circulation Element road, but a mixture of private and public roads); and Ramona's northern by-pass. Following Staff's presentation and public comments, the Planning Commission makes a series of Motions:

Action: Beck – Riess

Adopt Staff's proposal for the Circulation Element framework, with revisions by the Planning Commission to follow this Motion. Adopt the Board of Supervisors road map network, proposed revisions to road classifications, the mapping criteria utilized by Staff, and the draft Land Use Map. Staff is to prepare a draft policy retaining right-of-way for new roads or upgraded roads in the proposed Circulation Element Network. This policy would limit new construction within a proposed right-of-way, but would not require the County to purchase right-of-way nor developers to construct new roads prior to project approval.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

General Plan 2020, Agenda Item 1:

Action: Riess – Kreitzer

Staff is to examine and report back on: (1) designating SR 76 a Scenic Highway; (2) traffic calming measures on Proctor Valley Road such as road bumps; (3) the feasibility of making Dentro de Lomas a thru-road; and (4) public versus private roads.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Woods – Kreitzer

Deer Springs Road shall be improved to four lanes.

Ayes: 4 - Beck, Brooks, Kreitzer, Woods
Noes: 3 - Day, Miller, Riess
Abstain: 0 - None
Absent: 0 - None

Action: Beck – Brooks

Eliminate Los Posas Road from the Circulation Element.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Woods – Riess

No medians are to be installed on Via de la Valle.

Ayes: 6 - Beck, Brooks, Kreitzer, Miller, Riess, Woods
Noes: 1 - Day
Abstain: 0 - None
Absent: 0 - None

General Plan 2020, Agenda Item 1:

Action: Beck – Woods

The Circulation Element should reflect existing and not greater speeds on Channel Road and requirements for widening this road are to be eliminated.

Ayes: 6 - Beck, Brooks, Day, Kreitzer, Miller, Woods
Noes: 1 - Riess
Abstain: 0 - None
Absent: 0 - None

Motion: Beck – Kreitzer

Rancho Lilac is to be eliminated from the Circulation Element.

Ayes: 2 - Beck, Kreitzer
Noes: 5 - Brooks, Day, Miller, Riess, Woods
Abstain: 0 - None
Absent: 0 - None

This Motion fails.

Staff assures the Planning Commission that other transit issues as well as developing provisions for bicyclists as recommended by Commissioner Riess will be discussed at future meetings. In addition, Staff will return to the next Planning Commission meeting (August 25, 2006) with a report on the feasibility of placing a Scenic Highway designation on SR 76.

P03-087W1 and DA 06-001, Agenda Item 2:

2. 4S Ranch Development Amendment Agreement, Major Use Permit P03-087W¹, and Public Benefit Agreement DA 06-001, San Dieguito Community Plan Area

The proposed modification and amendment would remove a Condition from the Major Use Permit requiring that the plot plan for the mixed-use area of the Specific Plan include two (vehicle) charging stations at the park-and-ride facility. Removal of this Condition is proposed due to the limited production and use of electric vehicles by the general public. The proposed project is located at Rancho Bernardo Road at 4S Ranch Parkway North, within the 4S Ranch Specific Plan.

Staff Presentation: Muto

Proponents: 0; **Opponents:** 0

This Item is approved on consent.

Action: Miller – Riess

1. Adopt the Resolution recommending approval of DA 06-001;
2. Find that the Planning Commission has reviewed and considered the information contained in the final Environmental Impact Report (EIR) dated November 4, 1998 as Environmental Review Number 95-08-001 prior to making their recommendation on the project; and
3. Recommend that the Board of Supervisors Grant Major Use Permit Modification P03-087W1, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

Quarterly Report, Agenda Item 3:

3. County Counsel's Quarterly Report

County will report to the Commission concerning legal developments in planning and land use.

Staff Presentation: Taylor (OCC)

Proponents: 0; **Opponents:** 0

County Counsel provides a brief oral and written update on legal developments in land use.

Quarterly Report, Agenda Item 3:

E. Report on actions of Planning Commission's Subcommittees:

There were none.

F. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioner Woods will attend the August 2, 2006 Board of Supervisors meeting.

G. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

H. Scheduled Meetings:

August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 29, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

General Plan 2020, Agenda Item 1:

There being no further business to be considered at this time, the Chairman adjourned the meeting at 1:45 p.m. to 9:00 a.m. on August 25, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.